

August 15, 2024



West Henderson Road Vision Plan

VIRTUAL MEETING - CHOICES & CONCEPTS





Welcome & Introductions

ENVISION 
HENDERSON



Steve Schoeny
City Manager, City of Upper Arlington

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HENDERSON



Kyle May
Associate Principle, MKSK

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Agenda & purpose

- » Welcome back! 5 min
- » Overview & Background 5 min
- » Themes from the community 5 min
- » Priorities, principles, & BIG ideas 10 min
- » Survey and next steps 5 min



SOURCE: CITY OF UPPER ARLINGTON

Project team

PEOPLE OF THE CITY OF UPPER ARLINGTON

City of UA Departments
Board of Zoning & Planning
City Council

Stakeholders
Neighborhoods
Business owners
Property owners

MKSK



Christopher Hermann, AICP
Planning Principal



Kyle May, AICP
Project Manager



Jessica Hufnagle
Planner / Public Engagement



AMY ROSEPILER, PE
ENGINEERING LEAD

BURGESS & NIPLE
TRANSPORTATION PLANNING

JONES
ARCHITECTURAL CHARACTER



BRIAN JONES
ARCHITECTURE LEAD



Overview & Background

Kyle May, Associate Principal, MKSK Studios

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Outcomes

- » **Another, great community conversation** - broad engagement that combines education, brainstorming, and idea-building.
- » **Clarity, connection, better understanding**
- » **A bold vision** - A statement of intention, on behalf of citizens of Upper Arlington, focused on the rich opportunities along the Henderson Road corridor. A community-written, data-informed plan that is inspiring, clear, and connected to a sequence of actions and investments.
- » **Clear objectives** - what are the needles we're trying to move? How do we know we're making progress? Measurable, achievable, important, tight connection to the vision.
- » **Stacked and sorted actions** - community investments and policies that support one or more objectives.



SOURCE: MKSK

Study Area



Northcrest Park

Northwest Park

Henderson Rd

Dierker Rd

Nugent Dr

Gettysburg Rd

Reed Rd

MacKenzie Dr

1 National & Regional headwinds/trends

» E-commerce continues to drive major shifts in demand for retail and commercial space. This is especially acute in overbuilt or saturated markets. **The most vulnerable spaces are medium sized, 40 to 70k square feet.**

2 » The **Central Ohio region is growing rapidly**, and every community – Upper Arlington included – is feeling the impacts and pressures of this growth. **650k new residents in the 15-county region by 2050.**

» Major regional logistics advantages. Just in time economy and the need for space / access, triggering **Amazon effect in full effect.**

3 » And then there's Intel ... **\$20B, largest single economic event in the state's history.** 3,000 full-time high-tech jobs, ~10k construction.

» Secondary effects in terms of jobs / people unknown

» Ex. Chandler, AZ – Intel initial hub from 30k to 280k, 1980 to 2020



SOURCE: INTEL CORPORATION

4 **Ratio of Jobs to Housing Unit Growth**

2.5 : 1

Regional housing development is not keeping pace with jobs, accelerating housing costs across all markets

Zooming in

- » West Henderson Road is the **last major business district within the City** with the potential for significant change.
- » The corridor serves as the **boundary between Upper Arlington and the City of Columbus**. With multiple property owners, and different zoning and design standards for each jurisdiction, the resulting **developments over the years have created an inconsistent look and feel**.

5

» Nexus of a several major initiatives with the potential to impact the corridor. **COTA's LinkUS** transit and alternative transportation planning, **Columbus' ZoneIn** re-haul of the city's zoning code focusing on major corridors including the north side of Henderson.

» **Large retail footprint, but under-performing** for the city and especially compared to the region overall. 70% of the businesses in the area have visitor counts below the 50th percentile.

7

» Office product is older than regional average. **There are 20 buildings that are valued at less than the land they sit on.**

Under-performing Retail or restaurant establishments

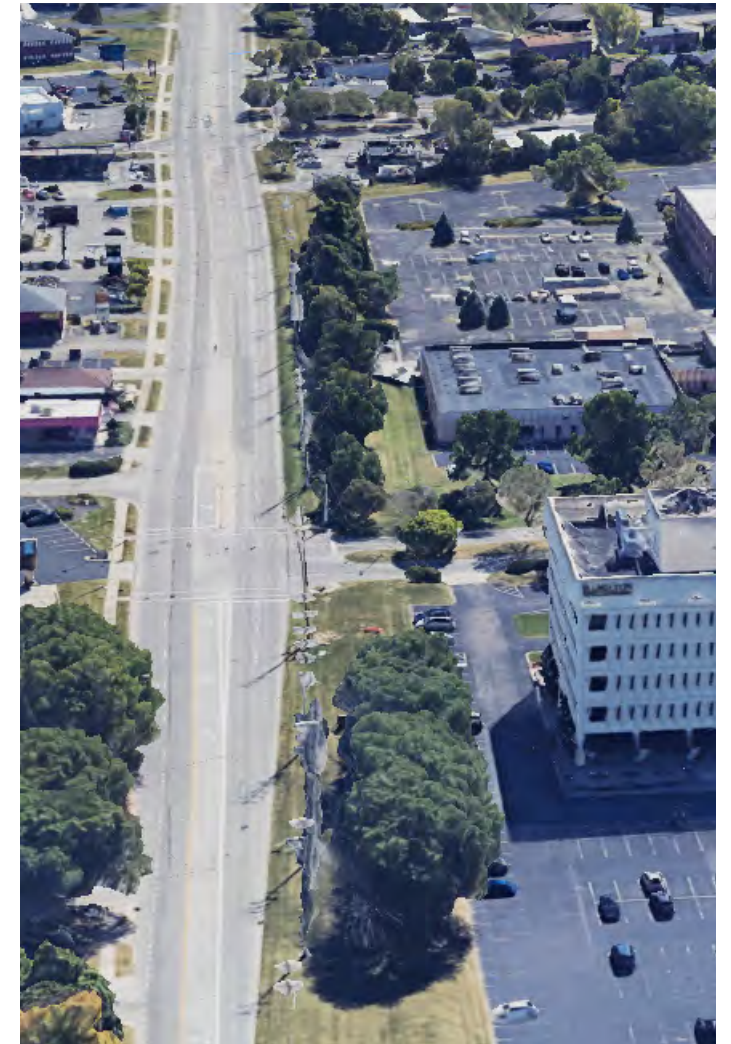
> 70%

6

Businesses with visitor counts below the "apples-to-apples" 50th percentile. 45% of businesses have decreased in visitors since 2022

Checking in on the right-of-way

- » The Henderson Road corridor is currently owned by the city of Columbus. The curb-to-curb **right of way averages ~70 feet**, not including areas for landscaping and/or sidewalks, both occur sporadically across 1 mile stretch of the corridor.
- » Traffic volumes increase approaching Reed Road and toward SR 315, but overall averages **~20,000 daily cars compared to ~30,000** along Bethel Road.
- » Sporadic, commercial development along the corridor led to uncoordinated site access management. There are 38 drive or access curb cuts along less than one mile of roadway, not including roadways. **Roughly one curb cut every 100 feet.**
- » General lack of non-motorized infrastructure including sidewalks, multi-use trails, mid-block crossings, or internal site connections.
- » Between 2018-2022 there were 139 crashes along the corridor, these tightly cluster at the Reed - Henderson Road intersection.



SOURCE: CENTRAL OHIO TRANSIT AGENCY (COTA)

What's in a *right-of-way*?





Themes from the community

Kyle May, Associate Principal, MKSK Studios

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Community Kickoff

- » The Kickoff is the first in a three-meeting series in support of the Envision Henderson planning process. Hosted April 10 at the Municipal Building, via Zoom, and through multiple pop-up activities across the community through April and May.
- » **Experiences, impressions, challenges, and opportunities** - Start with group reaction polling through your smartphone.
- » Four workshop activities located in the lobby:
 - » B: **Strong place, weak place, opportunity place**
 - » C: **Building a more complete street**
 - » D: **BIG idea board**
 - » E: **What's missing? Typologies and uses**

Total Round One Participants

+400

Sharing more than 700 comments, reactions, and ideas via in-person and online activities



SOURCE: MKSK

Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 700+ comment database.

The qualities of place are important in Upper Arlington, but they are lacking throughout the Henderson Road corridor.

- » *There is a general lack of consistency with respect to architecture, site design, landscaping, signage, and other visible elements of the built environment.*
- » *The pattern and architecture of sites and buildings is haphazard and negatively impacts the area's overall sense of place.*



Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 700+ comment database.

The market processes that are currently playing out could be harmful to the quality of the built environment and the fiscal position of the city.

- » *These processes are not self-correcting.*
- » *The softening retail and office markets – especially as they are impacting more dated products – could act as a drag against community priorities.*



Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 700+ comment database.

Movement inside, into, and across the corridor should be made safer for motorists and, especially, non-motorists.

- » *There are areas where these dangers cluster, but generally, safety along the corridor should be looked at holistically.*
- » *Access management is a key challenge.*



Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 700+ comment database.

The character, quality, and consistency of future projects is a priority.

- » *New projects should meet the community's high standard for form and function, mixing timeless materials with a land use profile that meets current and emerging market demands.*
- » *These projects can have mixed uses but should be scaled and placed appropriately.*

“ Make buildings unique to Upper Arlington not any town in the USA ”

-Round One Kickoff Participant

Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 700+ comment database.

There is a need to move beyond simple, transactional spaces.

» *Single use areas are disconnecting and have resulted in a fragmented building pattern and overbuilt or redundant infrastructure and parking.*



Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 700+ comment database.

There are residents here and they are important and part of the broader Upper Arlington community.

- » *The communities tucked into the corridor are, in some cases, more than 50 years old and are generally more affordable because of their range of housing types.*
- » *These neighborhoods are an important part of the cities of Upper Arlington and Columbus and should be connected into, rather than fenced out of, complementary spaces as they evolve along the corridor.*



Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 700+ comment database.

The stitching between the cities of Columbus and Upper Arlington will define the future success of this planning effort.

- » *Work in either community will have an impact on the other.*
- » *Coordination and collaboration are key to the plan's success. The Zone In (City of Columbus zoning code updates) and LinkUS (Central Ohio Transit Authority Bus Rapid Transit proposal) processes will have a profound impact on the north side of the corridor with respect to development opportunities.*
- » *The communities should continue to work together to achieve shared, strong outcomes along Henderson while maintaining their unique identities.*



“There is a GREAT multi-use path on Dierker north of Henderson. Can we have a stronger connection to it from Upper Arlington”

-Round One Kickoff Participant

Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 700+ comment database.

The “gateway” aspect of the corridor can be better embraced and enhanced.

- » *Henderson makes up the northern boundary for the city and this “gateway” should showcase the best aspects of the community.*
- » *The corridor’s larger lots and existing mix of uses make it an ideal location for addressing latent community needs without overburdening existing neighborhoods.*



Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 700+ comment database.

Not all redevelopment is inherently “good” or “bad”.

- » *Change should be considered and metered, following a strategy, and leading to incremental transformation of the corridor.*
- » *The design, integration, materials, architecture, landscaping, and market fundamentals make up a short list of elements to consider for any proposed project.*
- » *Additionally, these decisions are important. The city has very few simple redevelopment or development sites remaining.*

Top votes received on “what does good development look like” prompt





Priorities, Principles, & BIG ideas

Kyle May, MKSK

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Moving from conditions to concepts

- » Connecting **community priorities** to actionable projects, policies, and/or programs
- » Considering with **levels of control** or what can we do alone, where do we need partners?
- » The corridor plan is focused on two, integrated environments: **inside** the right-of-way and **outside** the right of way.
- » All concepts, recommendations, and BIG ideas will be tied back to the priorities of the community through:
 - » **Statements of intent / priorities** - why we're doing what we're doing. Our expected outcomes. Our connections to critical community needs, gaps, etc.
 - » **Principles for growth** - directional statements informing, bounding, or directing project development. Establishing character expectations.

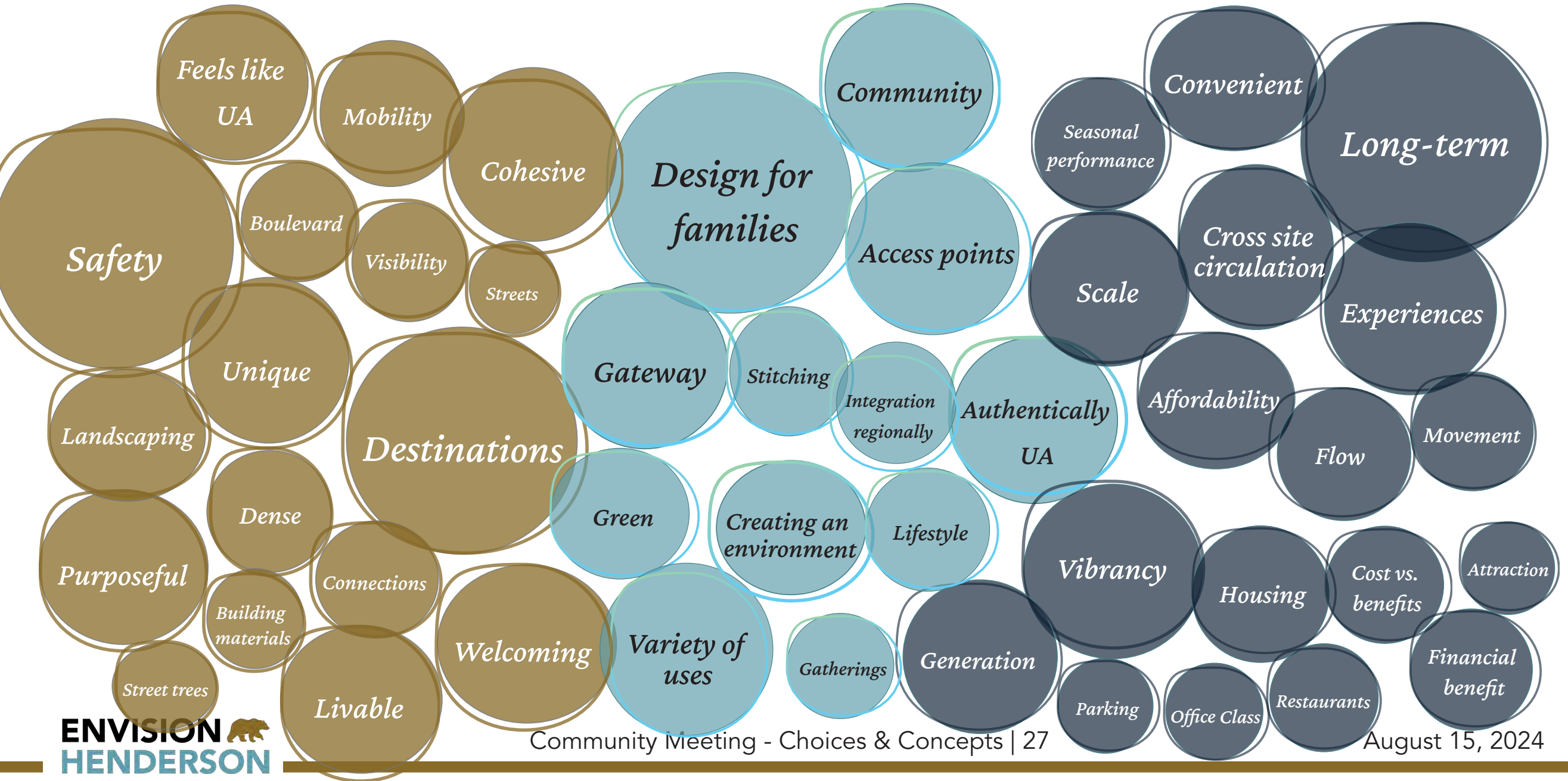


Statements of Intent

QUALITIES

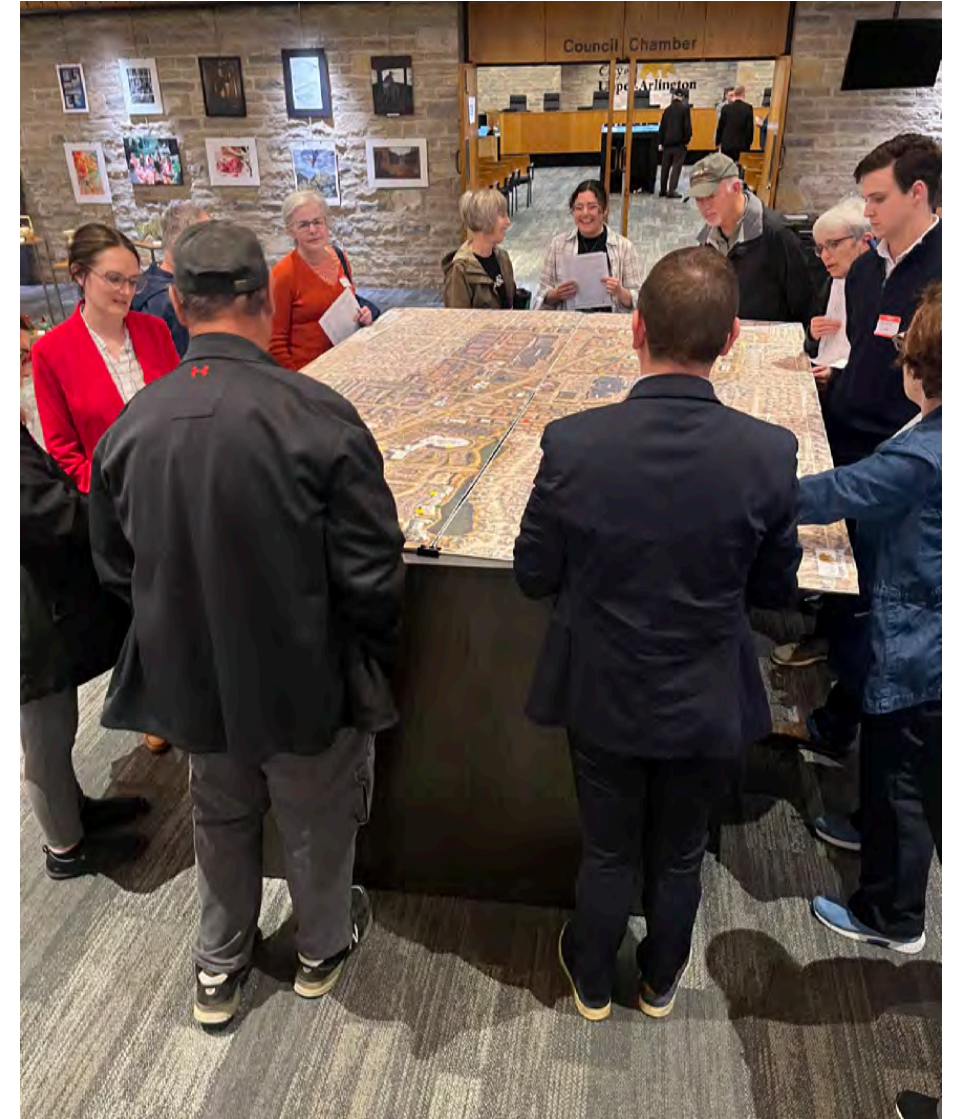
SPACES

PLACES



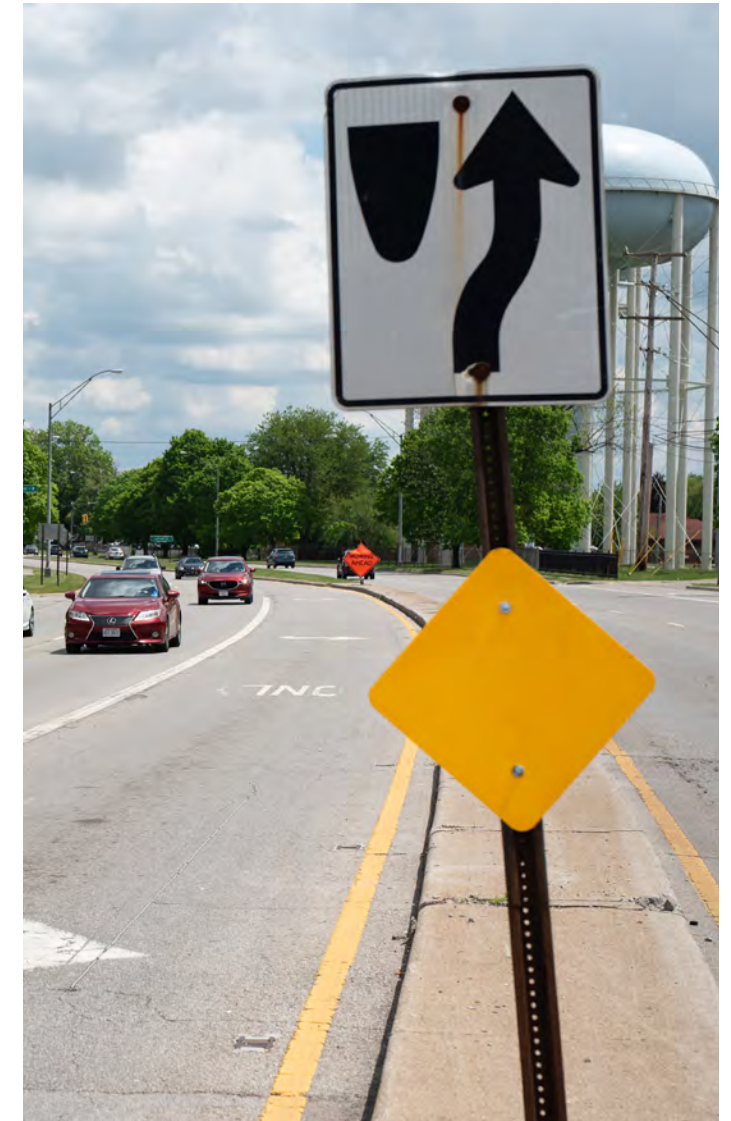
Principles

- » **Enhance** the right of way, enabling a safe, connected, and well-planned corridor for all users.
- » **Inspire** great projects that better serve the community and meet our standards for quality, connectivity, and viability.
- » **Build** on past investments in infrastructure and maintain the economic productivity on the district and the city's fiscal sustainability as a result.
- » **Integrate** and leverage regional opportunities that enhance connections and improve the stitching between communities.
- » **Generate** places for people. Places that - through their considerate site planning, development, and architecture - are vibrant, productive, and beautiful.



Taking action

- » Connect the community's priorities and principles with action
- » Identify best practices, catalysts, and transformational ideas
- » Link the priorities with possibilities
- » What is a **BIG idea**?
 - » **Transformational** investments and major moves
 - » **Elevate** the function, viability, and livability of the corridor for its residents, workers, and visitors
 - » **Mitigate** current and emergent challenges and headwinds
 - » Help **push** the conversation and deliver on community expectations
 - » **Build** a connection between the current state of the corridor and the community's vision



Assigning action

- » Plan will propose a collection of projects, policies, or programs (actions) that move the community toward its vision for Henderson
- » We have varying levels of control over implementation of these actions, the opportunity extends beyond the city's purview. Focus on three levels:
 - » **CONTROL** - Potential for unilateral implementation through capital projects, etc.
 - » **INFLUENCE** - City not (solely) responsible but play a significant role in setting direction, framing goals, directing outcomes (ex. Zoning)
 - » **ADVOCATE** - Draw attention but ability of the city to influence outcome limited

ADVOCATE

INFLUENCE

CONTROL

Control / Influence / Advocate

ADVOCATE

- » Catalytic regional projects like LinkUS, Greenways, etc.
- » Understanding of market movements, trends
- » ZoneIn - new entitlements

CONTROL

- » Transformative projects
- » Improving safety, aesthetics, access management, mobility
- » Setting the table for redevelopment

INFLUENCE

- » Setting the rules, direction
- » Stoking the market
- » Cultivating opportunities; Guiding projects

City of Columbus

Upper Arlington's
Right-of-way (future)

Upper Arlington



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So, what's the BIG idea?

A starting point ...

- » Initiating a discussion through this round on major actions
- » Building on your priorities, market and policy realities, and where we want to go
- » Starting point for the “how”? From addressing, to enhancing, to transforming

~ THE BIG IDEAS ~

The Henderson “Boulevard”

Envisioning a safe, accessible, and attractive signature street and gateway to the Upper Arlington community

The Northern Gateway

A lively mixed-use district, brimming with activity, and serving as a welcoming gateway

Live+Work Neighborhood

A new community blends the traditional office park with the traditional neighborhood, creating a more resilient, green, and walkable district

~ ADDITIONAL OPPORTUNITIES ~

**Trail
Connectors**

**Neighborhood
Investment**

**Regional
Collaboration**

The Henderson “Boulevard”

Envisioning a safe, accessible, and attractive signature street and gateway to the Upper Arlington community

KEY FINDINGS FROM TECHNICAL ANALYSIS

- » Between 2018 and 2022, there were a total of **139 crashes** along the corridor. Many of the crashes were right angle type collisions due to **limited access control** along the corridor.
- » Sporadic commercial development along the corridor led to uncoordinated site access management, **38 curb cuts**
- » Aesthetics (landscaping, signage, etc.) are highly variable, lacking

PRIORITIES FROM THE COMMUNITY

“Revitalize the corridor, provide better traffic control on Henderson Road. Aesthetically pleasing entrance to U.A.”

“Install speed calming features in the corridor, eg., roundabouts, electronic speed indication signs, etc.”

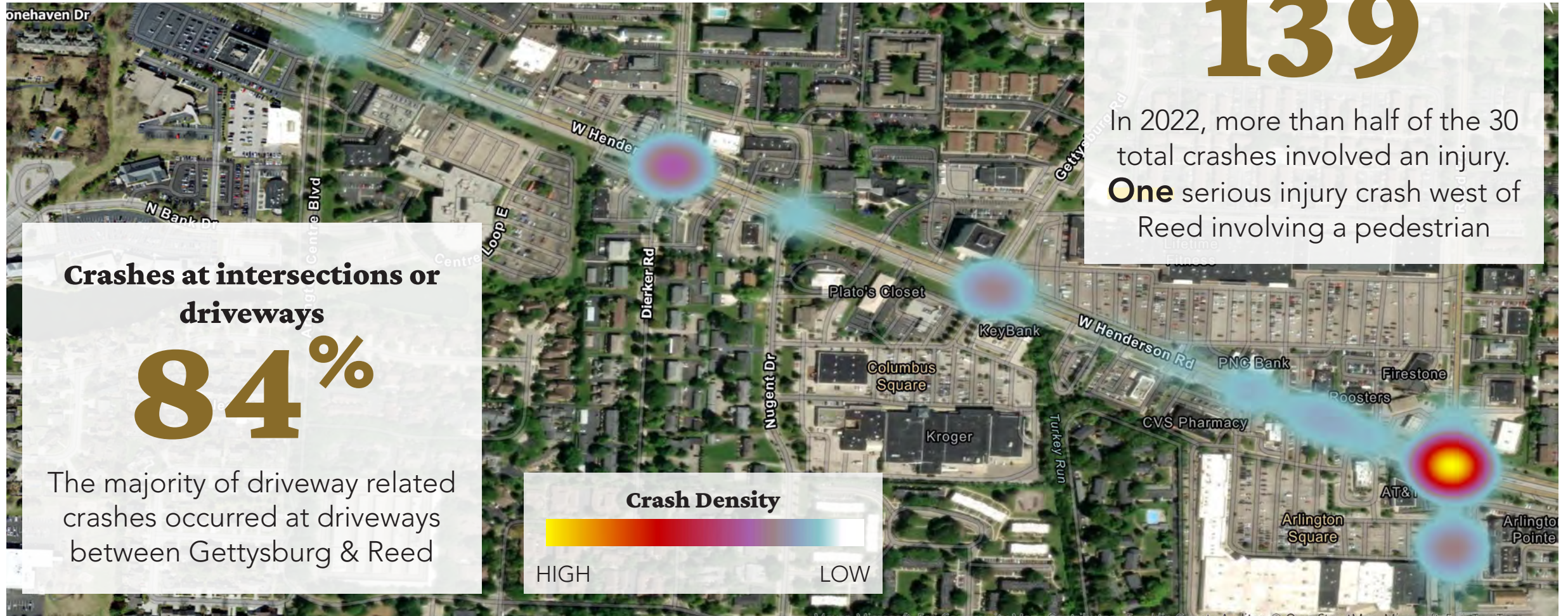
The Henderson “Boulevard”

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Total Crashes 2018-22

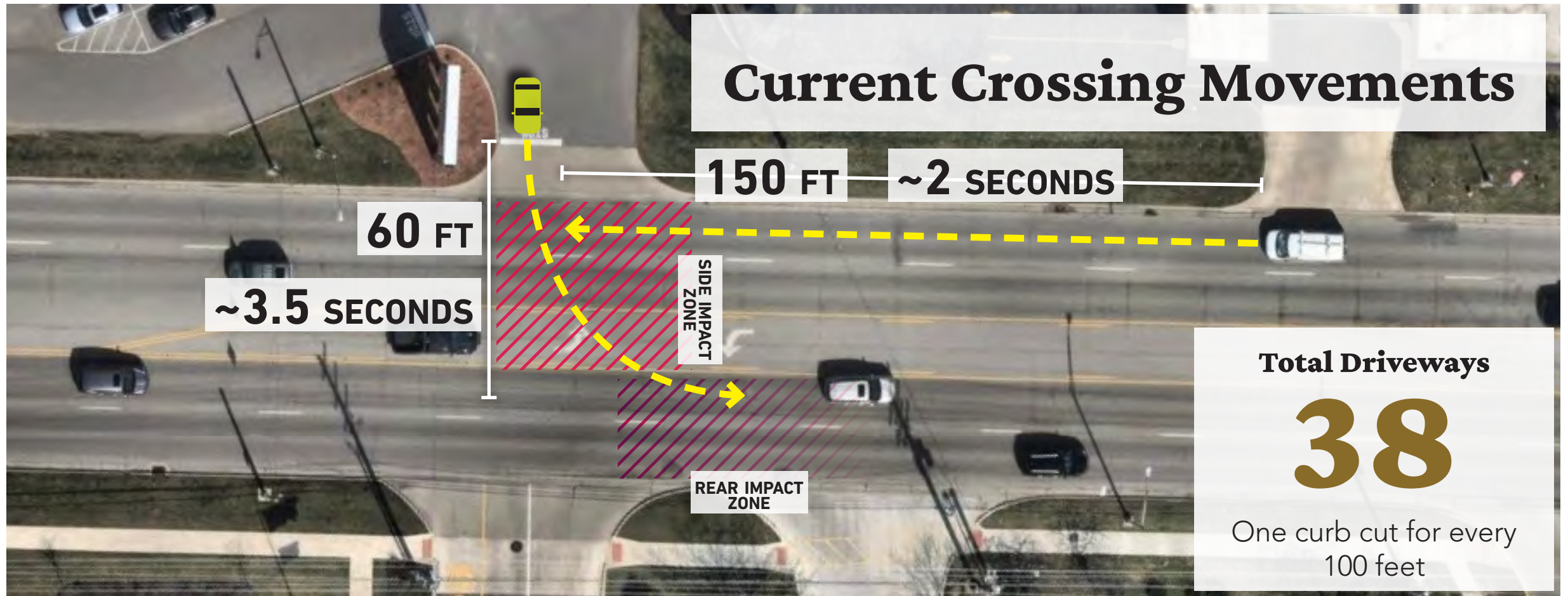
139

In 2022, more than half of the 30 total crashes involved an injury. **One** serious injury crash west of Reed involving a pedestrian



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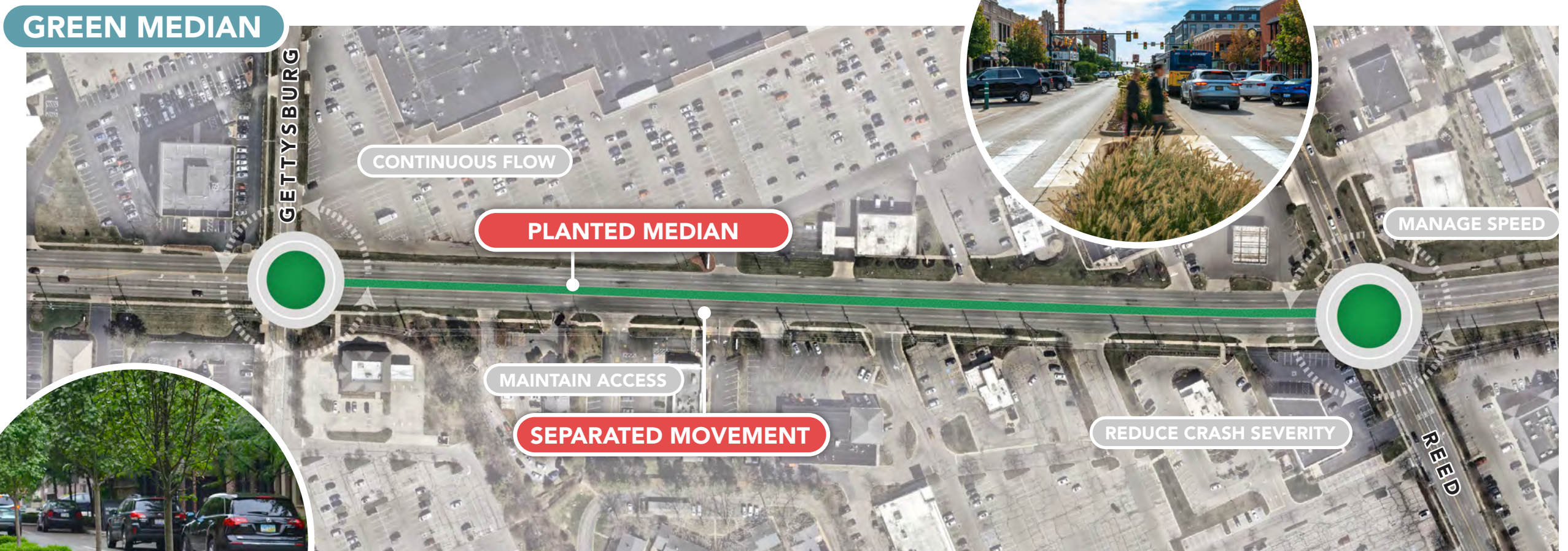
Envisioning a safe, accessible, and attractive signature street and gateway to the Upper Arlington community

ROUNDBABOUTS



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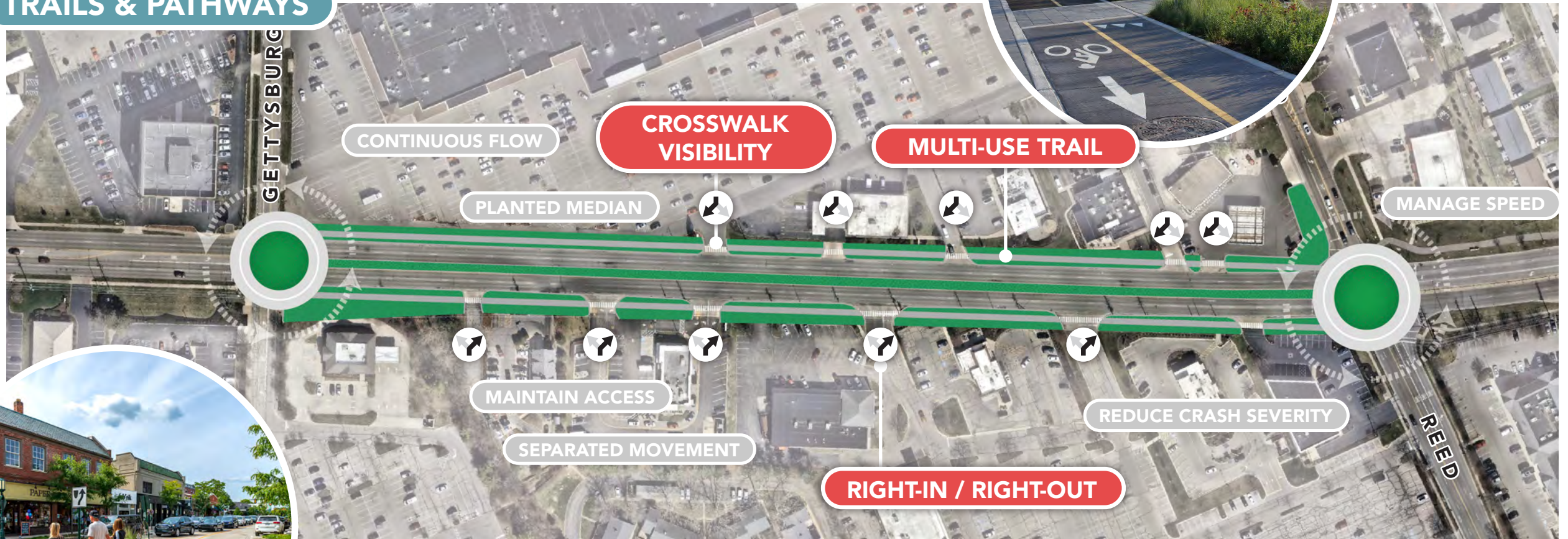


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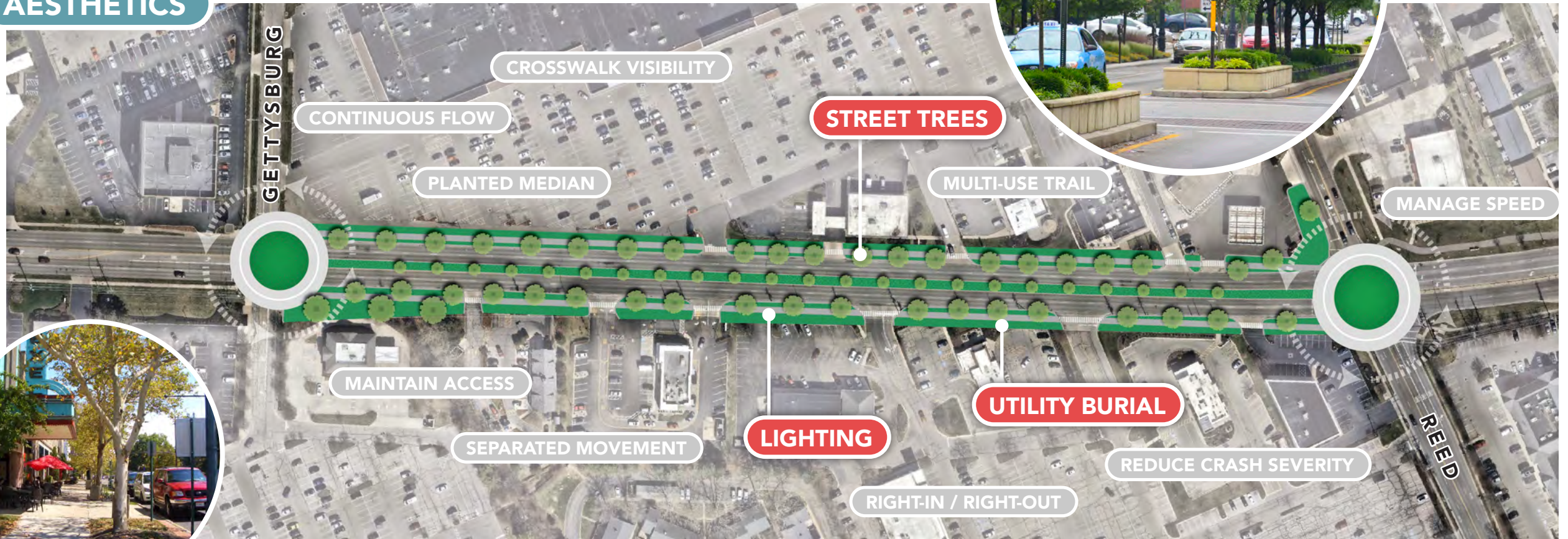
TRAILS & PATHWAYS



The Henderson “Boulevard”

Envisioning a safe, accessible, and attractive signature street and gateway to the Upper Arlington community

AESTHETICS



The Henderson “Boulevard”

Envisioning a safe, accessible, and attractive signature street and gateway to the Upper Arlington community



IDENTITY



The Henderson “Boulevard”

*Envisioning a safe, accessible, and attractive signature street
and gateway to the Upper Arlington community*

The Henderson “Boulevard”

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STREET TREES

GATEWAY

MULTI-USE PATHWAY

BURIED UTILITIES

CROSSWALK TREATMENT

LIGHTING

PLANTED MEDIAN

A starting point ...

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~ THE BIG IDEAS ~

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~ ADDITIONAL OPPORTUNITIES ~

**Trail
Connectors**

**Neighborhood
Investment**

**Regional
Collaboration**

Susceptibility to change

- » Underdeveloped properties are buildings who--based on a host of criteria--have a high **susceptibility to change** in the near term (the next five to ten years).
- » Given the age of the commercial building stock along the corridor and the diminishing developable land resources across the community, underdeveloped properties are increasingly **targets of redevelopment proposals**.
- » There are several factors that contribute to whether a property is "underdeveloped" based on the latent market demands. These include **market viability, building age, vacancy, ownership and tenure, access, environmental constraints**, among others.
- » Let's consider two criteria across the Henderson Planning Area: **Building age** and **parking-to-building ratio (FAR)**.



Susceptibility to change

CITY OF COLUMBUS

Building Age

Property under 50 years old



Property **over** 50 years old



NORTHWEST PARK

ARLINGTON CENTRE

HENDERSON

DIERKER

GETTYSBURG

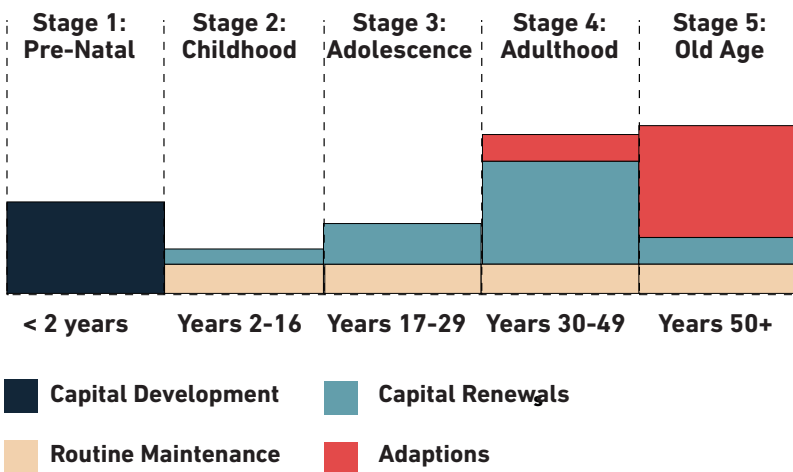
REED

REED

CITY OF UPPER ARLINGTON

MCKENZIE

BUILDING LIFE CYCLE



Susceptibility to change

CITY OF COLUMBUS

Building Age

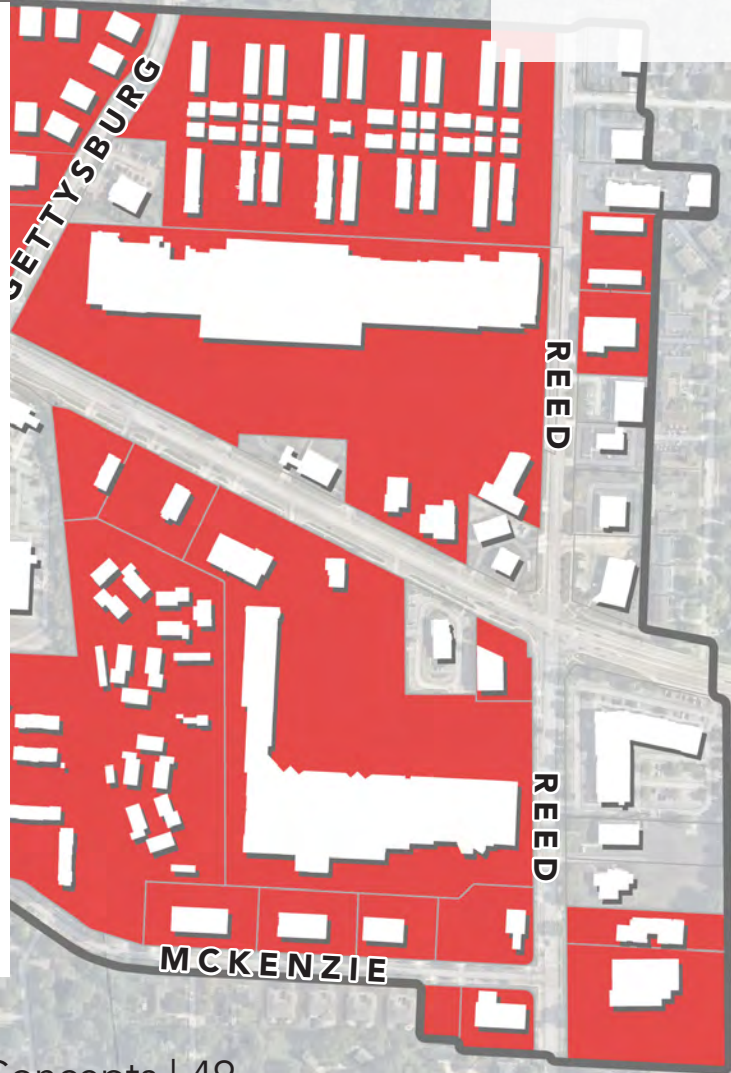
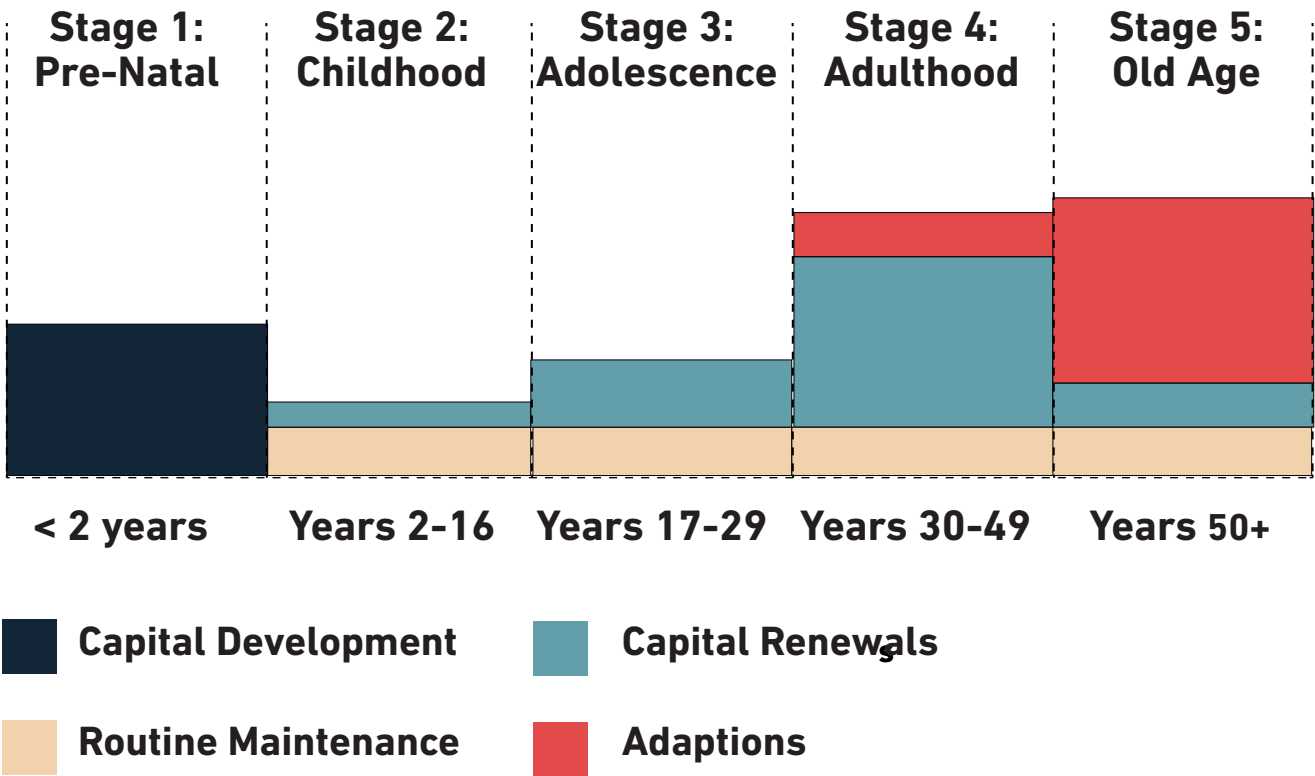
Property under 50 years old



Property **over** 50 years old




BUILDING LIFE CYCLE




Susceptibility to change

CITY OF COLUMBUS

Large Parking Sites

Building footprints 

Surface lots > five acres 

NORTHWEST PARK

ARLINGTON CENTRE

HENDERSON

DIKER

GETTYSBURG

REED

REED

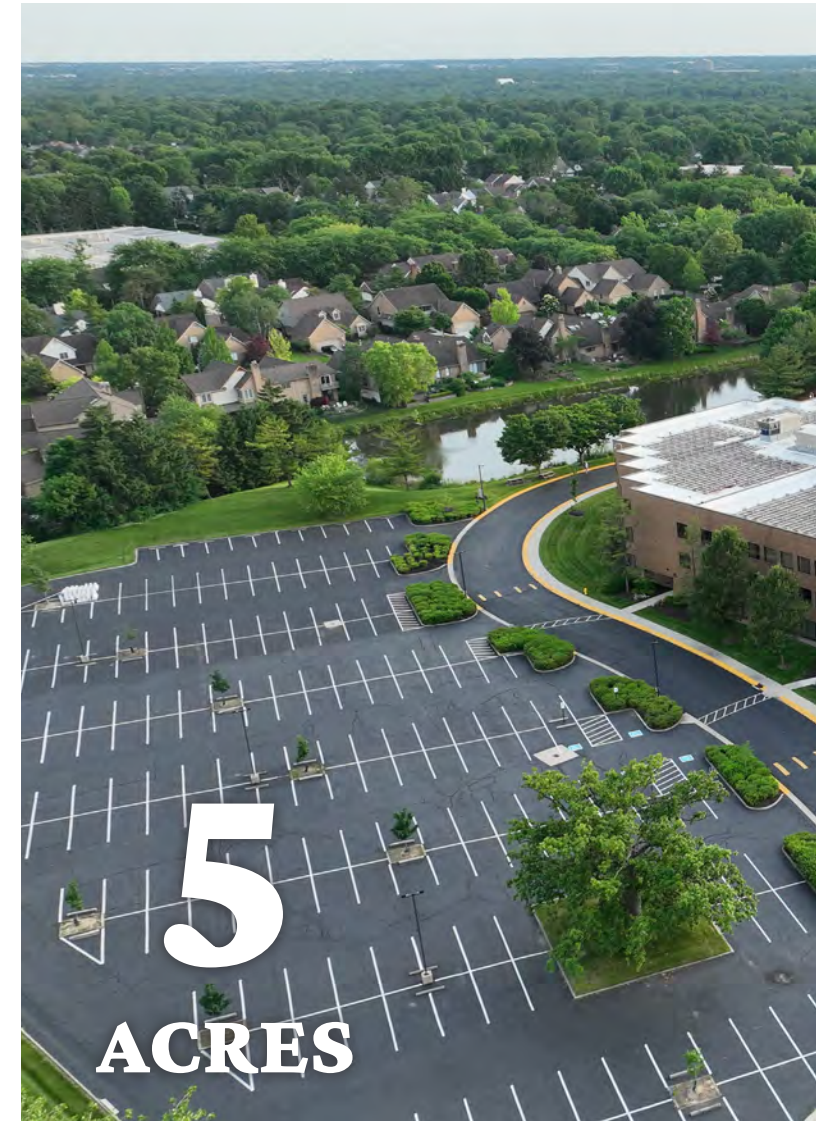
MCKENZIE

Parking Coverage in UPPER ARLINGTON
Overall Planning Area

25%

Roughly 50 of the 200 acres
in the Planning Area are
parking lots

Large Parking Sites



The Northern Gateway

A lively mixed-use district, brimming with activity, and serving as a welcoming gateway to the Upper Arlington community

KEY FINDINGS FROM TECHNICAL ANALYSIS

- » Retail and service businesses are under-performing when compared to peers in other parts of the metropolitan or state market
- » Vacancy creeping up; 45% of businesses have experienced a decrease in visitors since 2022
- » 77% of the buildings in the Planning Area are at least 50 years old

PRIORITIES FROM THE COMMUNITY

“Create a destination area by building an architecturally significant town square with shopping/restaurants and green spaces.”

“The market processes that are currently playing out could be harmful to the quality of the built environment and the fiscal position of the city.”

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- » Prepare for the next generation of development projects along the corridor with a compelling, community-derived vision for “what’s next?”
- » Move past transactional, single use spaces and toward a more dynamic mix of vibrant public and private districts
 - » Mix complementary businesses, residences, and public uses in a well-conceived and attractive site plan
 - » Create walkable spaces through pedestrian-oriented street design
- » Introduce new housing opportunities for and current and future residents
- » Enhance the fiscal position of the city and school district
- » Establish a character-rich gateway to Upper Arlington at its northern border



The Northern Gateway



AUTHENTICALLY UA



THE RIGHT MIX



FAMILY-ORIENTED



PLACES TO LIVE



WALKABLE



ACTIVE STREETS



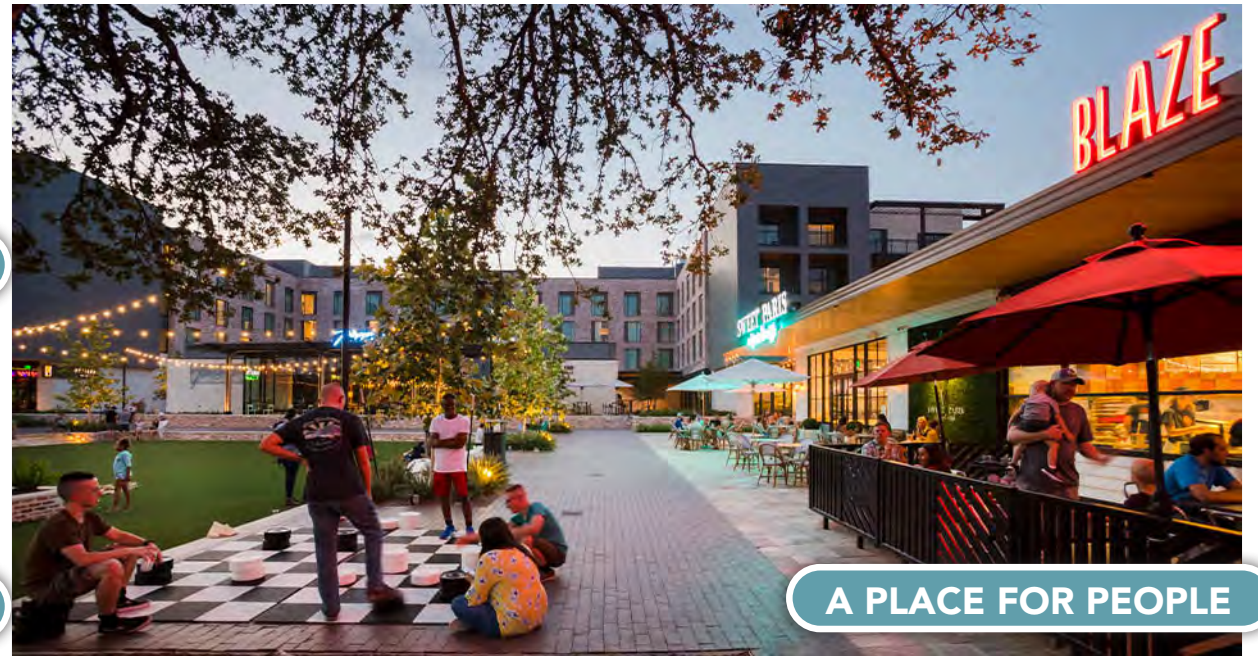
LIVELY



GREEN



HIGH QUALITY



A PLACE FOR PEOPLE

Live + Work Neighborhood

A new community blends the traditional office park with the traditional neighborhood, creating a more resilient, green, and walkable district

KEY FINDINGS FROM TECHNICAL ANALYSIS

- » Suburban office vacancy - among non class "A" creeping up; still very low in UA overall
- » Previous development patterns single-use, large parking allocations
- » Split between several sites and employers, the Upper Arlington portion of the planning area includes around 500 office workers

PRIORITIES FROM THE COMMUNITY

"There's an opportunity to do more here, improve the environment for office workers, and create a great place!"

"We can add connections between places to increase livability"

Live + Work Neighborhood

A new community blends the traditional office park with the traditional neighborhood, creating a more resilient, green, and walkable district

- » Merge community goals for housing diversity and fiscal sustainability within an additive multi-use site plan
 - » Create walkable spaces through pedestrian-oriented street design
 - » Introduce new housing opportunities for and current and future residents
- » Enhance the fiscal position of the city and school district
- » Improve access to Northwest Kiwanis Park through new trail connections
- » Leverage the city's Planned Mixed Office District (PMOD) zoning district



Live + Work Neighborhood



GREAT STREETS



COMMUNITY OF ALL AGES



DIVERSE HOUSING



TRAILS & CONNECTIONS



CONNECTED TO PARKS



TOP OFFICE SPACES



THOUGHTFUL SITE PLANNING

A starting point ...

- » Initiating a discussion through this round on major actions
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~ THE BIG IDEAS ~

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~ ADDITIONAL OPPORTUNITIES ~

**Trail
Connectors**

**Neighborhood
Investment**

**Regional
Collaboration**

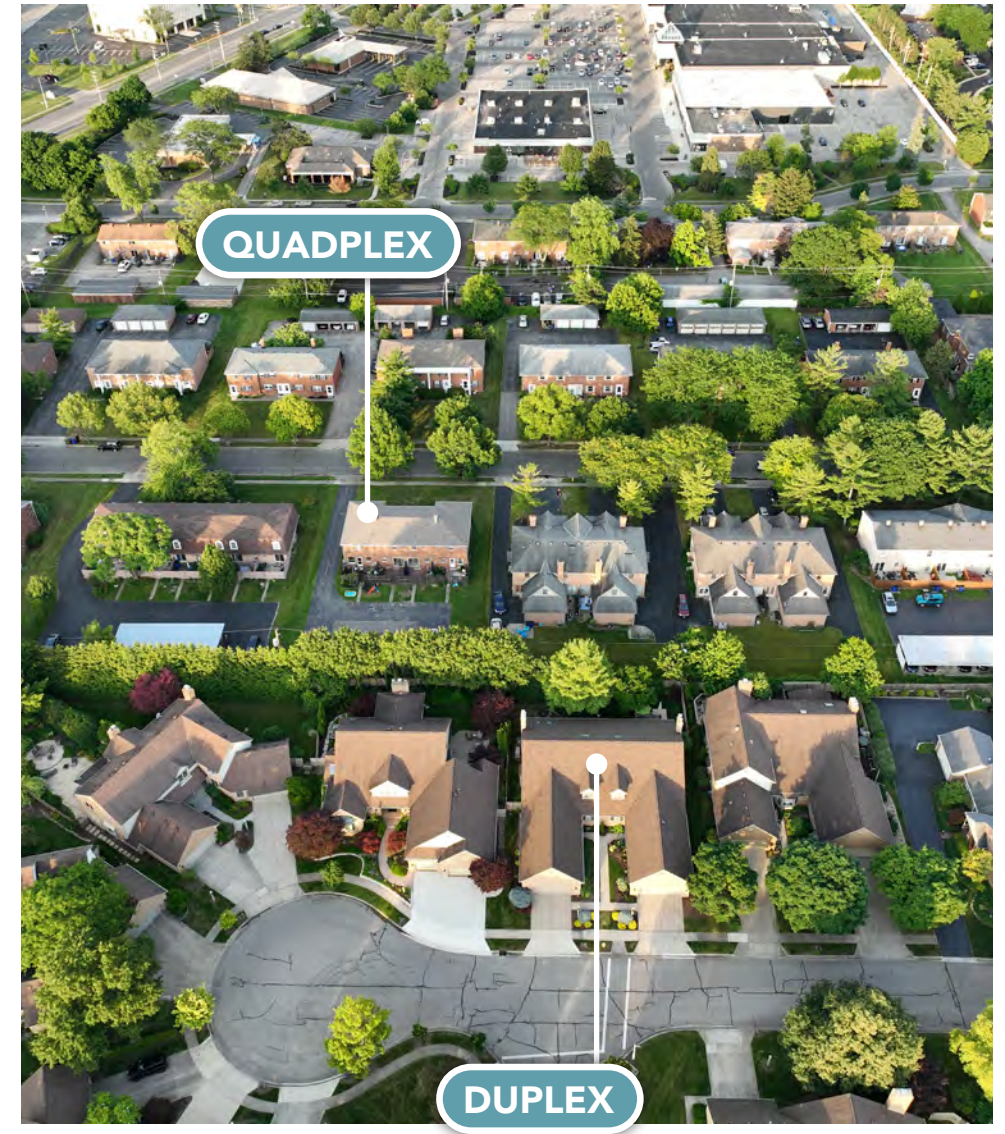
Trail Connectors

- » Opportunities to **better connect** the corridor and neighborhoods locally and regionally
- » Sidewalk coverage lacking; internal site connections strained
- » Regional trails (ex. Olentangy Trails) expanding, **substantial expansion possible** with the passage of LinkUS
- » **LinkUS Northwest** corridor stops planned at Dierker and Bethel, half mile from the planning area connected by an existing multi-use trail
- » Henderson Boulevard, provide a **10' multi-use trail** on the north side of Henderson connecting to existing trail (city of Columbus) east of Reed



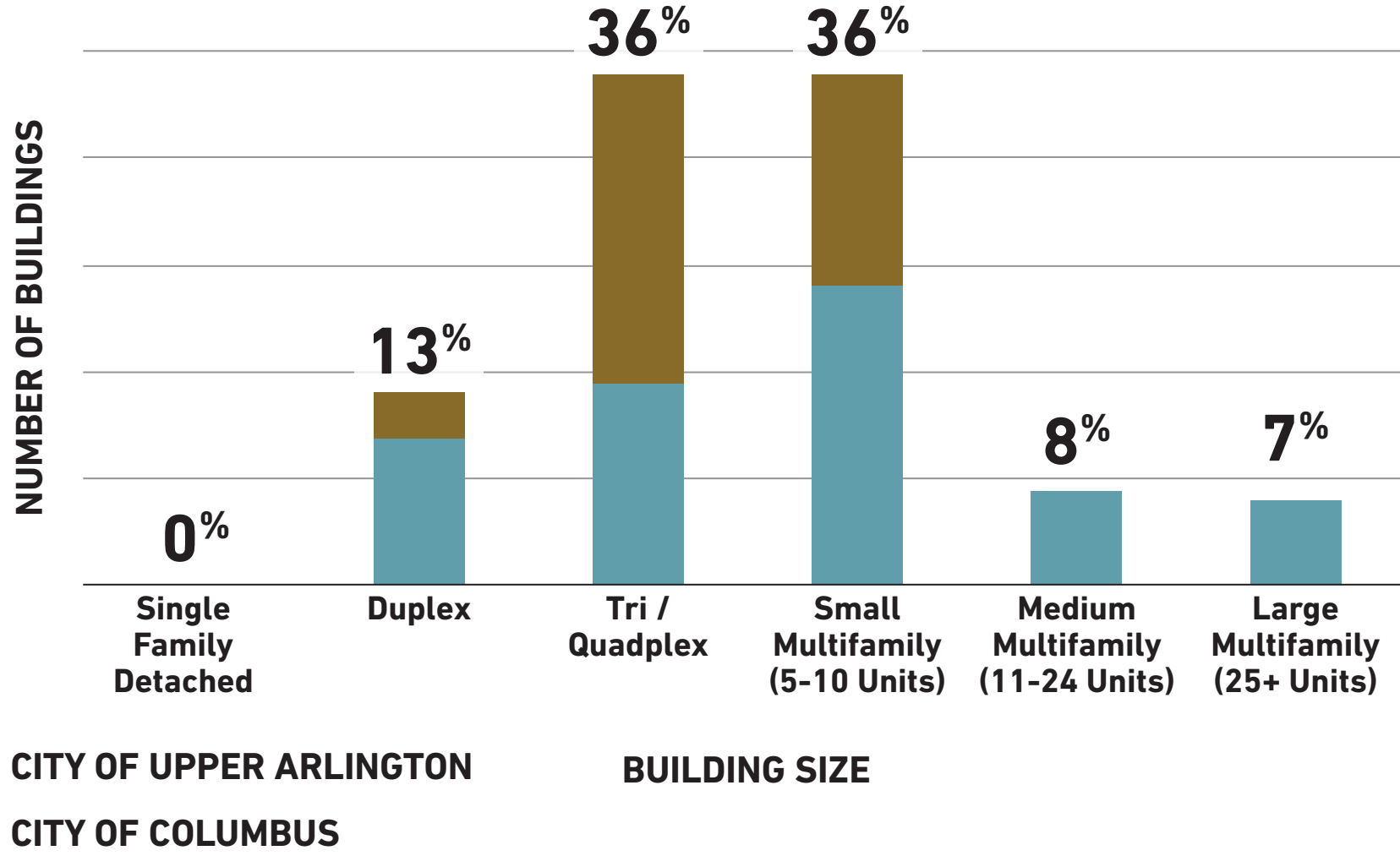
Neighborhood Investment

- » 250 housing units in the planning area
- » Unique stock, mostly **“missing middle”** - duplex, triplex, quads, etc. Owner-occupied and renter-occupied
- » The age and diversity of units preserves a **pocket of affordability**. This neighborhood is one of the few affordable entry points into Upper Arlington, largely due to the older age of many of its residential buildings.
- » Units are - on average - **more than 60 years old**
- » **Maintenance** critical to long-term preservation
- » **Stitching** into any changes to surrounding commercial property, complementary development



Neighborhood Investment

HOUSING UNIT TYPES IN PLANNING AREA



Regional Collaboration

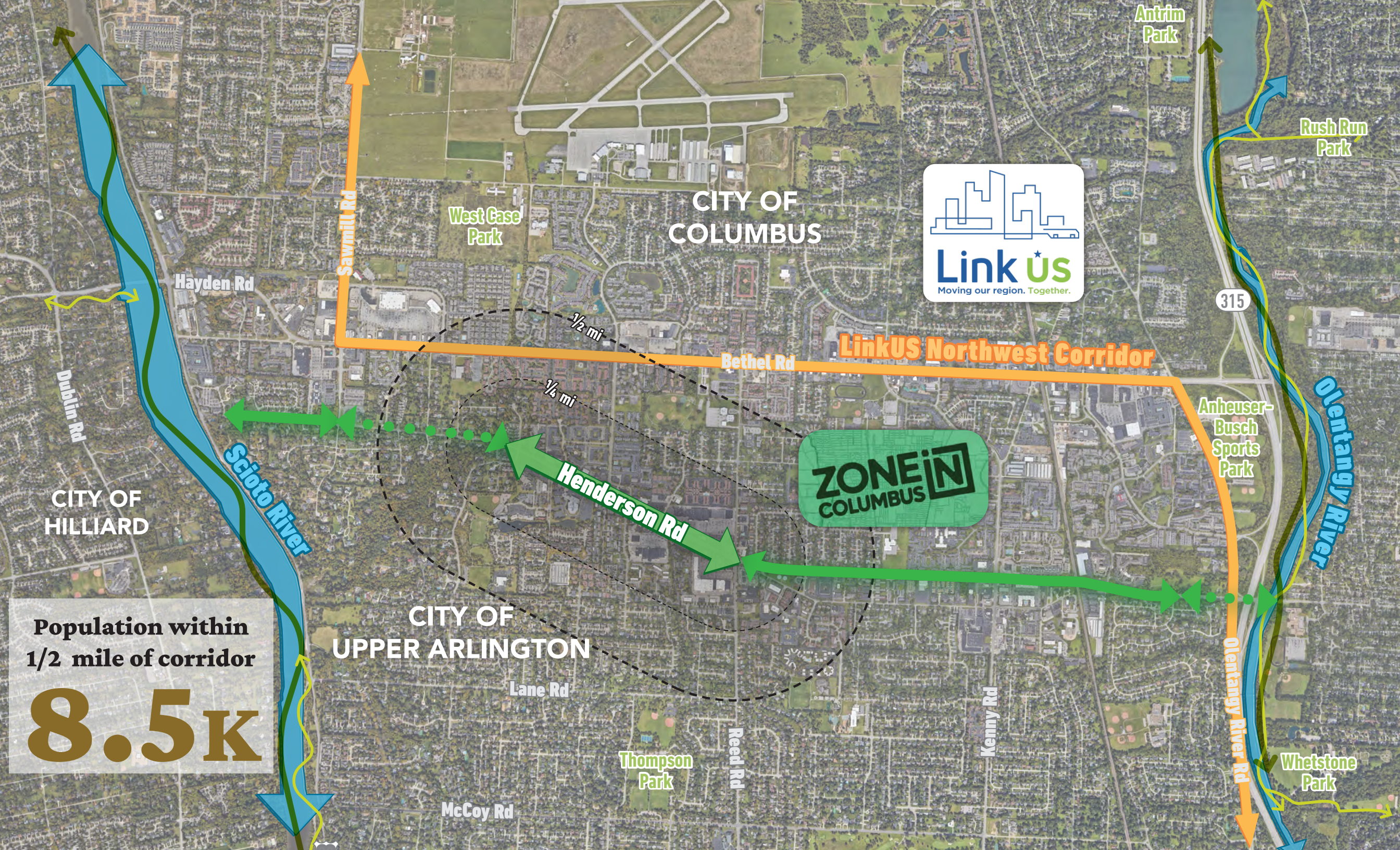
- » The **Central Ohio region is growing rapidly**, and every community – Upper Arlington included – is feeling the impacts and pressures of this growth. Henderson Road serves as the **boundary between Upper Arlington and the City of Columbus**.
- » Major regional plans and projects could have an impact on the planning area and the broader Upper Arlington community
 - » **ZoneIn** - significant up-zoning of property along the north side of Henderson adopted by Columbus City Council July 29, 2024. Five stories by-right on Henderson with two story bonus for affordable
 - » **LinkUS** - Northwest transit corridor less than 1/2 mile from Henderson, sales tax vote set for November 2024
 - » **Central Ohio Greenways** - continued expansion of regional trail system, additional funding linked to LinkUS vote in November
- » Work with regional partners and **advocate for great projects** and policies that lead to great outcomes.



SOURCE: CENTRAL OHIO TRANSIT AGENCY (COTA)



SOURCE: CITY OF COLUMBUS



CITY OF COLUMBUS

West Case Park

Antrim Park

Rush Run Park

Hayden Rd

Sawmill Rd

315

LinkUS Northwest Corridor

Bethel Rd

Anheuser-Busch Sports Park

Dublin Rd

Scioto River

CITY OF HILLIARD

ZONE IN COLUMBUS

Henderson Rd

Olentangy River

CITY OF UPPER ARLINGTON

Lane Rd

Olentangy River Rd

Population within 1/2 mile of corridor

8.5K

Thompson Park

Reed Rd

Kenny Rd

Whetstone Park

McCoy Rd

A starting point ...

- » Initiating a discussion through this round on major actions
- » Building on your priorities, market and policy realities, and where we want to go
- » Starting point for the “how”? From addressing, to enhancing, to transforming

~ THE BIG IDEAS ~

The Henderson “Boulevard”

Envisioning a safe, accessible, and attractive signature street and gateway to the Upper Arlington community

The Northern Gateway

A lively mixed-use district, brimming with activity, and serving as a welcoming gateway

Live+Work Neighborhood

A new community blends the traditional office park with the traditional neighborhood, creating a more resilient, green, and walkable district

~ ADDITIONAL OPPORTUNITIES ~

**Trail
Connectors**

**Neighborhood
Investment**

**Regional
Collaboration**



Let's talk!
Reactions and activities

ENVISION 
HENDERSON

Let's talk!

- » Share your **reactions, ideas, questions** - help us continue to refine our ideas and build a plan that reflects your priorities
- » There are three major components of the survey:
 - » **Land use and Development** - testing the Northern Gateway and Live+Work UA big ideas
 - » **Mobility** - testing the Henderson "Boulevard" idea
 - » **Additional opportunities** - testing the connections, neighborhoods, and regionalism recommendations



Scan the above to get started! Don't forget to share with your friends and neighbors!

<https://tinyurl.com/4nnhrs8k>

Thank you!

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